

Ecology response 18 6 24 for H/24/96647 38 YARDLEY ROAD, HEDGE END, SOUTHAMPTON, SO30 0HQ

Increased dormers to both north and south elevations with additional side dormer to north elevation

Claire Campbell-Best

18/6/24

I have reviewed the Bat Emergence and Re-Entry Surveys report by Arbtech (June 2024). Two bat emergence surveys were done (8/5/24 and 29/5/24). Bats were active in the area, but no bats were seen emerging from the building.

The recommendations in the report were:

The works will follow a precautionary approach. Any potential roost features highlighted in the previous reports will be carefully removed by hand. In the unlikely event that a bat or evidence of bats is discovered during the development, all work must stop, and a licensed bat ecologist must be contacted for further advice.

and

A single bat box is recommended to enhance roosting opportunities at the site for bats. Use of a bat brick integrated into the fabric of the building is favourable (i.e. bat access tiles). A surface mounted external bat box will also provide suitable enhancement. Bat box type will be providing roost provision for crevice dwelling bat species. Bat boxes must be placed at least 4m from ground level, sheltered from strong winds and access to sunlight throughout the day, this is typically south, southeast or southwest.

Please could you add the following informative to the decision notice:

In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

There is no time limit given on the report, but if work has not been started within 12 months, an update survey will be required because *bats are highly mobile creatures that switch roosts regularly and therefore, the usage of a site by bats can change over a short period of time.*

Lisa Malter

Ecologist

9/4/24

I have reviewed the Preliminary Bat Roost Assessment by Chase Ecological Consultancy (March 2024). The building has been assessed to have moderate bat roost potential due to gaps in the cladding and vertical hanging tiles on the north and south facing dormer windows *which would offer suitable daytime roosting opportunities for crevice dwelling species of bats*. Figures 4 and 5 show examples of the gaps between the timber cladding boards that could be accessed by bats. Figures 6 and 7 show additional gaps within the vertical hanging tiles.

As explained in the report, best practice guidelines specify that buildings with moderate bat roost potential require 2 emergence surveys, at least three weeks apart between May and August.

The presence of protected species is a material consideration, so the surveys and the Phase II bat survey report must be submitted prior to determination. Recommendations for mitigation, compensation and enhancement can only be provided once these surveys have been done.

Lisa Malter

Ecologist

25/1/24

There are records of bats very near this site and the proposal involves works to the roof. From the photo of the house available on Google maps, the existing dormers appear to be covered with hanging tiles. A preliminary bat roost assessment is required.

Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building.

The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/putting-up-your-box>)

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

(<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Additional information is available at:

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats

<https://www.wildaboutgardens.org.uk/sites/default/files/2022-03/WAG16%20Bats%20updated%202022%20WEB.pdf> - Stars of the Night guide to attract bats into your garden

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<https://www.hampshireswifts.co.uk/nesting>

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

<https://www.swift-conservation.org/OurLeaflets.htm>

<https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/>

www.bats.org.uk/resources/guidance-for-professionals/landscape-and-urban-design-for-bats-and-biodiversity

<https://ptes.org/my-garden/>

Lisa Malter

Ecologist